

From: [Marc G. Anderson](#)
To: [Wendy Danielson](#); [Curt Moore](#);
Subject: RE: Grand Teton Vodka CUP
Date: Tuesday, December 20, 2011 5:10:36 PM
Attachments: [image002.png](#)

Wendy and Kurt,

As was discussed with both the project owner, Mr. Becket, and designer, Rene Lusser, the Teton County Fire District had two initial requirements for the Grand Teton Vodka project. Below is a summary of those issues as discussed with Mr. Lusser. Please feel free to give me a call with any further questions.

- As discussed, a fire hydrant will need to be provided. Our original discussions with Mr. Becket indicated that the hydrant would be within 150' of the building in which case a turnaround would not be necessary. If, however, the hydrant is located over 150' from the building, an approved apparatus turnaround as outlined in Appendix D in the IFC will need to be provided. According to initial discussions, the fire hydrant will be located to the South of the proposed building location. It is not possible to use the hydrant within the confines of the concrete plant.
- Roads to the building and to the hydrant will need to follow Teton County specifications. Specifically, the road to the hydrant will need to be a minimum of 26' in width, built so as to support fire apparatus. The road to the hydrant will need to be maintained during all months of the year.
- Aerial Apparatus Access
 - Aerial fire apparatus shall have a minimum unobstructed width of 26'.
 - One access route shall be located within a minimum of 15' and a maximum of 30' parallel to one entire side of the building.



WK: 208-354-0245

**Teton County Engineer
MEMO**

150 Courthouse Drive
Driggs, ID 83422

December 21, 2011

Revised: 12/30/11

TO: Teton County Planning Department
FROM: Teton County Engineer - Jay T. Mazalewski, PE
SUBJECT: Conditional Use Permit for Grand Teton Vodka – Micro-Distillery

Note: 12/30/11 comments are in italics and are in response to the additional information formally submitted on 12/28/11. All comments should automatically be carried through to final approval, including building permits.

The following comments pertain to the Conditional Use Permit application submitted for the project referenced above. I have reviewed the application along with the City of Driggs Planning and Zoning findings. Please address the following comments:

General

1. A full set of construction plans; including site, layout, grading, erosion control, and utility plans must be included with the building permit submission for review.
Noted in the 12/28/11 response from the applicant
2. Provide a stormwater management plan and report. The City of Driggs Storm Drainage Requirements shall be used as this property is in the Driggs Area of Impact.
No plan, report or calculations were submitted. Applicant should provide documentation/calculations verifying the assumption that the project will not increase stormwater runoff to the highway or the existing canal.
 - *How does the roof runoff from the east facing roof drain towards the highway?*
 - *Is a culvert proposed at the proposed access onto Casper Drive?*
3. Provide a letter from Idaho Department of Public Health and/or Idaho Department of Environmental Quality addressing the suitability of the proposed septic system for the desired uses including washdown water.
No letter was provided and should be included with this application. The applicant stated the waste stream liquids will be stored inside the building, with the Idaho Plumbing Board Approval. A copy of the Idaho State Plumbing Board approval should be included with this application.
4. If the domestic well is to be used, provide documentation from Idaho Department of Water Resources that a change of use is not required for the water right associated with the domestic well.
The applicant will install a flow meter on the well to ensure they stay within the permitted groundwater withdrawals. This meter should be installed at the well before any junctions on the water line. These flows will include the landscaping irrigation. Who will have access to this meter and who will read this meter?
5. If the potato stillage is stored or dried outside, please show the location and provide an odor mitigation plan.
All raw materials and by-products will be stored inside the facility.

Site Plan

The site plans provided are inadequate. At a minimum provide site plans with the following:

1. Extent of proposed surface improvements.
Addressed

2. Parking stalls, including handicap accessible stalls, tour bus parking and turn around area.
 - *Handicap accessible ramp should be provided to the building (show on construction plans with the building permit submittal).*
 - *Please clarify if tour buses are going visit the facility. If tour busses are planned to visit the facility, show loading/unloading and turnaround locations on the site plan.*
3. Curb locations and types.
Not shown on the plans as requested. Narrative response indicates a 6" vertical concrete curb will be installed along the east edge of the parking.
4. Surface types (concrete, asphalt, gravel, etc).
What is the pedestrian access surface and extents between the parking and the building?
5. Snow storage areas.
Not shown on the plans as requested. Narrative indicates snow will be stored on the southern portion of the site.
6. Is any signage proposed; if so please show on the site plan and landscaping plan.
No exterior signage is proposed per the landscaping or site plan.
7. Include any recommendations by the City of Driggs Design Review Board.
Driggs Design Review and Planning Board have not met at this time and are scheduled to meet just prior to the January BoCC meeting. Any comments from the City of Driggs should be relayed to the BoCC at the January meeting.

Schematic Utility Plan (may be shown on the site plan if room/readability allows)

1. All existing utilities (water, sewer, electric, telephone, irrigation, etc)
Existing electric/telephone locations are not shown on the plans as requested.
2. Proposed water services, including connections to the City of Driggs systems.
Shown
3. Proposed fire hydrants.
Shown
4. Proposed septic system layout and the replacement drainfield area.
Shown. It appears that the replacement drainfield does not meet DEQ separation requirements from the existing canal.
5. Proposed stormwater mitigation measures.
Not shown
6. Proposed electric and telecommunications.
Shown

If you have any questions, please call.

Thank You,
Jay T. Mazalewski, PE

Grand Teton Vodka
Reply to Teton County Engineer's Memo
28 December 2011

The applicant has reviewed the County Engineer's memo dated December 21, 2011. Much of the information requested has been previously compiled or is in process. Each item will be addressed herein, and attachments will help fill in the blanks.

General:

1. More complete construction drawings will be developed once the status of the Conditional Use Permit is known. These will be submitted at the time of application for a building permit.
2. In discussions with the Driggs Planning Administrator, the "trigger" for a Storm Drainage Plan has not been activated. The attached site plan depicts the entire area presently contemplated for development at less than 1/3 of an acre of 3.3 acres of this parcel (less than 10%). All natural drainage from the development is onto our remaining 3 acres of permeable surface, and from there into the Highway 33 barrow ditch. More complete analysis should be deemed unnecessary at this time.
3. A permit has been filed with District 7 Health Department for a speculative evaluation in which we will only be submitting to dispose of wastewater from the employee bathroom and work sink. We are in the process of filing with the Idaho Plumbing Board to allow us to store the waste stream liquids from our distilling and cleaning process in a container inside the building. Once we have completed a full cycle of production in our facility, we will have the liquid analyzed and characterized. All of our research to date suggests that our waste stream is relatively innocuous. Once proven, we intend to utilize our septic system for these liquids (we will of course size the system to handle this additional volume of waste). In the off chance that we are proven wrong about this effluent, we are confident that the biological content of the liquids will be well within acceptable limits for treatment by the Driggs wastewater facility (these standard limits are forthcoming from the Public Works director). If everything we have studied is wrong, it will become the burden of our business to haul the waste out of the county, and we acknowledge and accept the associated risks.
4. Our culinary water will come from the existing well on site. Our use will be a fraction of what is allowed for an industrial interest of a domestic well (see attached standards). We will be placing a flow meter on this water source so that we can demonstrate compliance.
5. All raw materials and by-products are to be kept inside the facility.

Site Plan:

These items are addressed in the attached pages and are in process with the Driggs Design Review Advisory Commission. There will be a 6" concrete curb between the parking area and the pedestrian access along the west side of the building to conform to Driggs standards. Visits by tour buses are a far-off dream. If the business becomes so

successful, we will gladly accommodate more parking and turn-around space on the remaining 3 acres of this property. It was suggested by one DRAC member that more paving be added, but the extent shown is believed to meet the requirements. Also, no designated exterior loading space is required for this size operation. Snow can be plowed to the south remaining undeveloped 350' of our property.

Schematic Utility Plan:

These items are addressed in the attached pages and previous comments.

Further comments and concerns will be handled directly by Bill and Lea Beckett.



TETON COUNTY OFFICE

820 Valley Centre Drive
Driggs, Idaho 83422
208.354.2220 • fax 354.2224
www.idaho.gov/phd7

Promoting the Health of People & Their Environment

27 December 2011

Bill and Lea Beckett
1635 Robinhood lane
Clearwater, Florida 33764

RE: Site Evaluation for Parcel # RP0007400201ACA
Grand Teton Vodka Distillery

Dear Mr. and Mrs. Beckett,

A records review and on-site evaluation of your property was conducted on 20 and 22 December 2011. The purpose of this evaluation was to determine if the subject property could support an individual sewage disposal system in accordance with Idaho Code IDAPA 58.01.03, Individual/Subsurface Sewage Disposal Rules and the Technical Guidance Manual for Individual and Subsurface Sewage Disposal. This evaluation was conducted with our understanding you intend to construct a vodka distillery on this site.

This property is suitable for the discharge of "domestic wastewater" to a subsurface sewage disposal system. With reference to the site evaluation application and construction plan you provided, domestic wastewater is limited to that wastewater originating from the restroom and shower facilities only. All other sources of wastewater, to include wastewater generated from the processing and cleaning operations associated with the production of vodka, are not considered domestic wastewater, and therefore, not suitable for subsurface disposal. Other arrangements will need to be made for the proper collection and disposal of this production wastewater.

Please let me know when you are ready to apply for an on-site sewage disposal permit; I would be happy to help you through the process. If you have any additional questions, feel free to give me a call.

Sincerely,

Michael Dronen, EHS
Eastern Idaho Public Health District

cc. City of Driggs
Teton County Planning and Building Dept.
Renee Lusser, Design Consultant

Curt Moore

From: Natalie.Clough@deq.idaho.gov
Sent: Wednesday, January 04, 2012 5:46 PM
To: Curt Moore
Cc: Rensay.Owen@deq.idaho.gov; Stacy.Short@deq.idaho.gov
Subject: Link to Hazardous Waste Information

Hi Curt,

As discussed in our telephone conversation today regarding the proposed Grand Teton Distillery in Teton County near Driggs, here is a link to information pertaining to hazardous waste regulations on DEQ's website:

<http://www.deq.idaho.gov/waste-mgmt-remediation/hazardous-waste.aspx>

The proposed operation may also be subject to solid waste, air quality, and/or water quality/wastewater regulations as well.

If you have any questions, feel free to call me at the number below, or Rensay Owen, Remediation and Air Quality Manager, or Stacy Short, Remediation and Waste Science Officer, in the DEQ Idaho Falls Regional Office at (208) 528-2650.

Here is a link with additional contact information for the DEQ Idaho Falls office:

<http://www.deq.idaho.gov/regional-offices-issues/idaho-falls.aspx>

Thank you,

Natalie Clough
Hazardous Waste Compliance Manager
Idaho Department of Environmental Quality
1410 N. Hilton St.
Boise, ID 83706
Phone (208) 373-0506
Fax (208) 373-0154
natalie.clough@deq.idaho.gov

GRAND TETON VOWNA
1755 N. HWY 33

9-23-11

DRIGGS PLANNING & ZONING,

THIS VALLEY NEEDS NEW BUSINESSES.
WE NEED JOBS AND PRODUCTS THAT CAN
BE EXPORTED OUT OF THE VALLEY TO PUT
US ON THE MAP. THIS BUSINESS FITS ALL
THESE NEEDS. BUT, PLEASE KEEP IN MIND
WE HAVE AN UGLY OLD RAIN STATION
BUILDING ON THE HIGHWAY AND AN UGLY
CEMENT BATCH PLANT OUT HERE. THE
OLD BURGMEYER PLACE LOOKS LIKE A
DUMP. YOU MUST MAKE SURE THIS BUILDING
IS NICE LOOKING! IT'S UP TO YOU!
DON'T DROP THE BALL. I AM IN FAVOR
OF THIS BUSINESS.

SINCERELY

Paul J. Rauler

OWNER:

LONGHORN CORRAL
ACROSS THE STREET
1776 N. HWY 33